
Prepared by and after recording, return to:
Majors Management
P.O. Box 1565
Lawrenceville, GA 30046

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT ("MEMORANDUM") made and entered into as of this February 23, 2026 between **CALERA BIZ, LLC** an Alabama limited liability company, and **SHAMSHEER S. LADHANI**, a resident of the State of Alabama with an address of 2309 Bellevue Court, Hoover, AL 35226 ("CUSTOMER") and **ALLSTAR PETROLEUM, INC.** ("SUPPLIER").

WITNESSETH

WHEREAS, on January 23, 2026, SUPPLIER and CUSTOMER entered into a Contract Supply Agreement ("Agreement") concerning the real property located at **4520 Highway 31, Calera, AL 35046** and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Premises"); and

WHEREAS, the Agreement grants and conveys to SUPPLIER certain rights and options concerning the Premises;

NOW THEREFORE, in consideration of the mutual promises and covenants between the parties and other good and valuable consideration this Memorandum is being executed and delivered to be filed on the deed records of Shelby County, Alabama as notice of the rights and options of SUPPLIER in and to the Premises.

1. The terms and provisions of the Agreement are incorporated herein by reference and are hereby ratified and reaffirmed. This Memorandum is executed, and is to be recorded in the Office of the Judge of Probate, Shelby County, Alabama, for the purpose of giving record notice of the existence of the Agreement and of the SUPPLIER's rights thereunder in and to the Premises. This Memorandum, however, is not intended to expand the contract rights, duties, obligations or privileges of SUPPLIER or of CUSTOMER as same now exist under the Agreement.

2. The term of this Agreement shall be five (5) years, commencing on the earlier of the first (1st) day of the month following the commencement of the branding term of Supplier's fuel supplier. The parties acknowledge and agree that the lease between Owner and Customer permits Customer to extend the lease for one (1) additional five-year term upon expiration of the initial term, subject to mutual agreement of the parties. In the event such lease extension is exercised, Owner agrees to amend and extend the Memorandum of Agreement for an additional five (5) years, coterminous with the extended lease term

3. The parties agree that the Agreement shall run with the land and be binding upon the CUSTOMER and his heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement under seal this the date first listed herein.

IN WITNESS WHEREOF, the parties have executed this Agreement under seal the date first listed herein.

Signed, sealed and delivered in the presence of:

"SUPPLIER"
ALLSTAR PETROLEUM, INC.

[Handwritten Signature]
Witness Signature
Heather Mosier
Notary Signature

By: [Handwritten Signature]
Name: Scott A. Moon
Its: Secretary

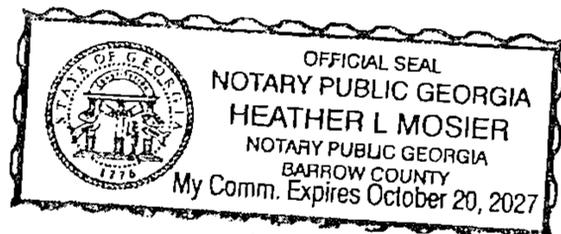
STATE OF Georgia
COUNTY OF Barrow

ACKNOWLEDGMENT

The undersigned Notary Public for the State of Georgia does herewith certify that he/she saw the above named SCOTT A. MOON, who have properly identified themselves to the undersigned Notary Public, who did sign, execute and deliver the herein document for the uses and purposes set forth therein, freely and voluntarily on February 23, 2020

(affix seal)

Heather Mosier (Seal)
Notary Name: Heather L Mosier
Notary Public for: SCOTT A. MOON
My commission expires: 10/20/2027



Signed, sealed and delivered in the presence of:

"CUSTOMER"
CALERA BIZ, LLC

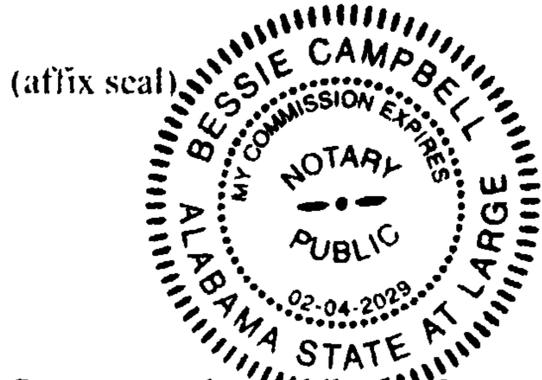
[Signature]
Witness Signature
Bessie Campbell
Notary Signature

By: [Signature]
Name: Shamsheer S. Ladhani
Its: Manager

STATE OF Alabama
COUNTY OF Chilton

ACKNOWLEDGMENT

The undersigned Notary Public for the State of Alabama does herewith certify that he/she saw the above named **CALERA BIZ, LLC**, who have properly identified themselves to the undersigned Notary Public, who did sign, execute and deliver the herein document for the uses and purposes set forth therein, freely and voluntarily on Jan 21, 2026



Bessie Campbell
Notary Name: Bessie Campbell
Notary Public for: Shamsheer S. Ladhani
My commission expires: 2/4/29

Sworn to and subscribed before me this the 21 day of Jan, 2026

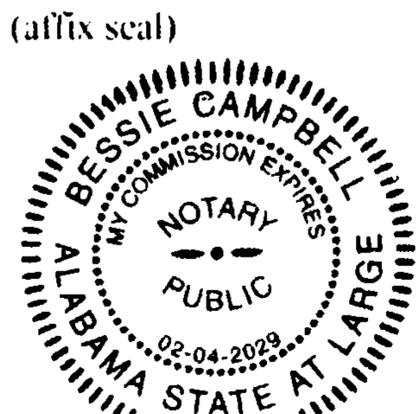
[Signature]
Witness Signature
Bessie Campbell
Notary Signature

[Signature] (Seal)
Shamsheer S. Ladhani

STATE OF Alabama
COUNTY OF Chilton

ACKNOWLEDGMENT

The undersigned Notary Public for the State of Alabama does herewith certify that he/she saw the above named **SHAMSHEER S. LADHANI**, who have properly identified themselves to the undersigned Notary Public, who did sign, execute and deliver the herein document for the uses and purposes set forth therein, freely and voluntarily on Jan 21, 2026



Bessie Campbell
Notary Name: Bessie Campbell
Notary Public for: Shamsheer S. Ladhani
My commission expires: 2/4/29

EXHIBIT "A"

COM SW COR SW1/4 SE1/4 N497.68 TO POB SELY35.43 N26.82 NELY21.04
NE74.2 E183.73 SE109.39 TO W ROW HWY#1 NW ALG ROW 238.15 T INT S
ROW CO RD#22 NW ALG ROW 139.53 CONT ALG ROW 256.22 SLY 154.71 TO
POB

CONSENT AND JOINDER

The undersigned, Edwin B. Lumpkin, Jr., the owner of the Premises, hereby evidences its consent and joinder to the annexed Memorandum of Agreement.

In Witness Whereof, the undersigned has executed this Consent this day 18 FEBRUARY
2026

[Handwritten Signature]

Witness Signature

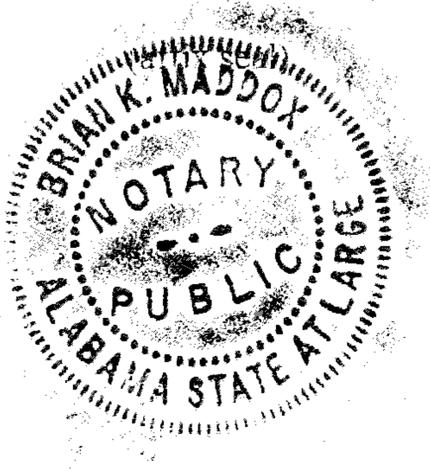
[Handwritten Signature]

Notary Signature

By: *[Handwritten Signature]*

Name: Edwin B. Lumpkin, Jr.

Email: eddie@metrocompanies.com



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2026 10:04:54 AM
\$34.00 JOANN
20260224000051820

[Handwritten Signature]